049.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,600 / 692,600
					USE VALUE:	692,600 / 692,600
					ASSESSED:	692,600 / 692,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-R	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATZIKOSTANTIS NICHOLAS G
Owner 2:	HATZIKOSTANTIS PAULINE
Owner 3:	
Street 1:	61R MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Stucco Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8192.000	294,100		398,500	692,600
Total Card	0.188	294,100		398,500	692,600
Total Parcel	0.188	294,100		398,500	692,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.93 | /Parcel: 386.93

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 34723

GIS Ref

GIS Ref

Insp Date 02/06/09

!4134!

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,100	0	8,192.	398,500	692,600		Year end	12/23/2021
2021	101	FV	284,700	0	8,192.	398,500	683,200		Year End Roll	12/10/2020
2020	101	FV	284,700	0	8,192.	398,500	683,200	683,200	Year End Roll	12/18/2019
2019	101	FV	225,300	0	8,192.	398,500	623,800	623,800	Year End Roll	1/3/2019
2018	101	FV	225,300	0	8,192.	267,500	492,800	492,800	Year End Roll	12/20/2017
2017	101	FV	225,300	0	8,192.	256,200	481,500	481,500	Year End Roll	1/3/2017
2016	101	FV	225,300	0	8,192.	233,400	458,700	458,700	Year End	1/4/2016
2015	101	FV	211,800	0	8,192.	187,800	399,600	399,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:05:49

LAST REV

Date	Time
11/06/19	10:46:15
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARENTE VIOLA	24746-142		8/1/1994		146,050	No	No		Y

USER DEFINED

Prior Id # 1:	34723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	665	Re-Roof	7,481	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8192		Sq. Ft.	Site		0	70.	0.69	11			Med. Tr	-10	Access	-5			398,460						398,500	

Total AC/HA:	0.18806	Total SF/SM:	8192	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,460	Spl Credit		Total:	398,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23659217
Const Adj.:	1.00138497
Adj $ / SQ:	167.171
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426216
Depreciation:	132127
Depreciated Total:	294089

COMMENTS

BK; 21398 PG; 132.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

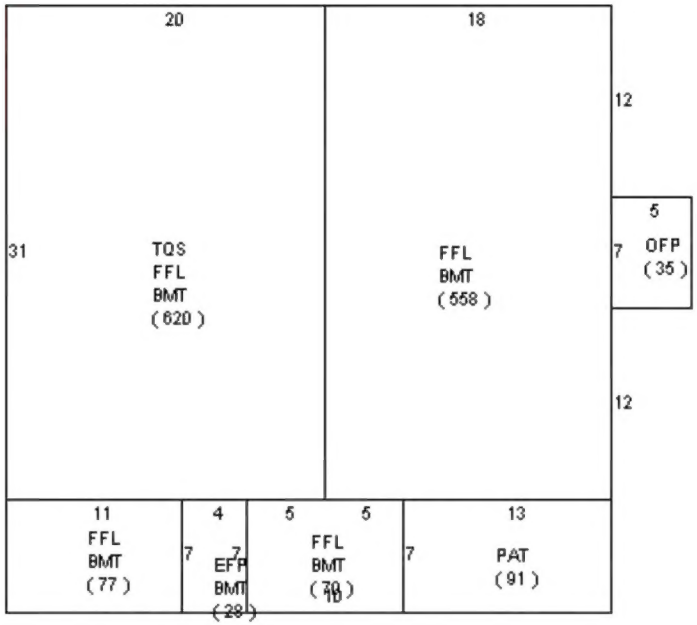
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.17
Special Features:	0	Val/Su Net:	89.20
Final Total:	294100	Val/Su SzAd	164.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,353	50.150	67,855
FFL	First Floor	1,325	167.170	221,502
TQS	3/4 Story	465	167.170	77,735
PAT	Patio	91	6.010	547
OFP	Open Porch	35	44.060	1,542
EFP	Enclos Porch	28	72.700	2,036

Net Sketched Area:	3,297	Total:	371,217
Size Ad	1790	Gross Area	3452	FinArea	1790
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

049.0-0002-0021.0

IMAGE

AssessPro Patriot Properties, Inc